

FILED
GREENVILLE CO. S. C.

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DOONIE S. TANKERSLEY
R.H.C.

BOOK 1374 PAGE 471

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 3rd day of August 1976, between the Mortgagor, William R. Huff And Brenda T. Huff (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3rd 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, September, 1991;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: near Travelers Rest, S.C., and on the eastern side of S.C. Hwy 253, as shown on plat prepared by W.R. Williams, Jr. Engr & Surv., dated July 20, 1976, entitled "Property of William R. Huff" and to be recorded in RMC Office for said County and State, plat being pleaded herewith, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at(iron pin back 27 feet on line) nail and cap in center of S.C. Hwy 253 and runs thence with center of said Hwy N. 24-00 W. 200 feet to nail and cap in center of said Hwy; thence with other property of Paul R. Thomas, N. 57-01 E. 480.7 feet to iron pin; thence as rear line with other property of Paul R. Thomas, S. 24-43 E. 200 feet to iron pin; thence with line of other property of Paul R. Thomas, S. 57-04 W. 283.2 feet to nail and cap, the point of beginning.

Subject to all easements, rights of way, roadways, zoning ordinances, and restrictions of recorded, on the recorded plats or on the premises, if any.



which has the address of Route 2, Taylors, S. C. 29687 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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